

# Eastvale Community Neighborhood Preservation Standards



## **EASTVALE NEIGHBORHOOD PRESERVATION OVERLAY ZONE(ENPO) ORDINANCE 348 AMENDMENT**

This program was proposed to provide community-wide standards that address unique neighborhood concerns regarding the quality of life in Eastvale. The ENPO zone will be applied to all areas within the Eastvale Area Plan boundary. The provisions of the ENPO zone apply to all currently approved and future residential developments. The property owners will be required to comply with the Neighborhood Preservation Standards of the overlay zone, which are to maintain a safe, orderly, sanitary and aesthetically pleasing environment on public and private properties. The City of Eastvale Code Enforcement Department will be the lead agency enforcing the provisions of the ENPO zone.

### **Street Environment**

- All landscaped areas on a public street, sidewalk, or right-of way that abuts a residential property shall be maintained by the adjoining property owner, unless it is maintained through another mechanism such as Community Facilities District or Landscape Maintenance District.
- Trash, garbage, recycling and green waste containers (cans, bins, boxes or other such containers) shall not be kept in any front yard, driveway, walkway, sidewalk, street or right-of-way for more than more than twenty-four (24) sequential hours in any seven day period, including trash and recycling collection day.
- For single-family residential developments, the trash and recycling containers shall be stored in a garage, front, side or rear yard, in a manner that they are not visible from any public street.
- For multi-family residential developments, the trash enclosures shall be constructed of sturdy and opaque materials (with trash receptacles screened from the public view) that are in harmony with the architecture and materials if the main buildings.

- Any transportable or movable recreational equipment shall be permitted in a front yard or driveway of a property, but shall not be used in, or shall not be encroach upon, any street, sidewalk or right-of-way.

### **Parking**

- No vehicle shall be parked upon a public street, sidewalk or right-of-way for more than seventy-two (72) consecutive hours within a radius of 500 yards and shall be subject to citation or removal.
- No person shall construct, repair, grease, lubricate or dismantle any vehicle, or part thereof, upon a public street, sidewalk or right-of-way, except for temporary emergency purposes.
- No vehicle, such as a car, truck, or motorized bike, shall be parked in any landscaped area, but may be parked in a garage or carport, or upon a driveway or other improved parking area.
- No recreational vehicle shall be parked in any front yard of a property. No recreational vehicle, or any part thereof, shall encroach upon a public street, sidewalk or right-of-way. Recreational Vehicles shall be allowed, if they are screened behind a fence or wall of at least five (5) feet high and parked in a garage, side or rear yard. A recreational vehicle may be parked in a public right-of way or approved parking area for a period of not more than forty eight (48) hours twice a month for the purposes of loading or unloading of said vehicle.

### **Yard Maintenance**

- Any front and/or side yard that is visible from any public street, shall be landscaped and maintained in an aesthetically consistent manner with the rest of the neighborhood. Landscaping shall be maintained in a manner that does not cause a potential fire-hazard or cause threat to public health, welfare, and safety.
- Outdoor storage shall not be permitted in a front yard or side yard that is visible from any street, and shall not impede vehicular or pedestrian traffic in a public street, sidewalk or right-of-way.
- Dying, decayed, untrimmed or hazardous trees, shrubbery, or other landscaping in any front yard, or side yard that is visible from any public area, shall be addressed and remediated within seven (7) days of issuance of a Code Enforcement Notice.

### **Facade Treatment**

- Any ground mounted mechanical equipment, including but not limited to: air conditioning units or heating pumps, shall be visually screened from the public view.
- Plywood, plastic sheeting, tarp, aluminum foil, or similar materials shall not be used to cover windows and other openings unless approved by the Department of Building and Safety on a temporary basis.

### **Outdoor Lighting**

- All on-site lighting shall be stationary and aimed away from adjacent properties and public right-of-ways. Incandescent lighting fixtures, greater than 1000 watts, shall require proper shielding to minimize their impact on neighboring properties. Any outdoor security lighting shall also utilize motion sensitive as well as auto shut-off feature.

### **Temporary Exterior or Holiday Display**

- Any temporary exterior or holiday display shall not impede vehicular or pedestrian traffic on any street, sidewalk, or right-of-way. Any temporary exterior display or holiday display shall be allowed for a period not to exceed forty-five (45) consecutive days.
- All signs shall be of materials and colors that are compatible with the architectural design of the buildings in the neighborhood. Any business signs, pennants, reflective, flashing or motorized signs shall not be allowed for any home-occupation. A sign that relates to an abandoned or discontinued use shall be removed within 7 days of issuance of a Code Enforcement Notice of Violation.

### **City of Eastvale**

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